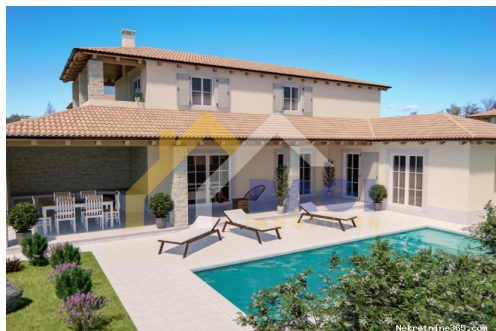


## Prekrasna Istarska vila!, Žminj, House



### Seller Info

Name: Agencija Bagi Immobilien  
First Name: Agencija  
Last Name: Bagi Immobilien  
Company Name: Bagi Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://bagi-immobilien.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Fažana  
City area: Fažana  
Address: Istarska 10  
Mobile: 099 844 0297, 098 9655 281  
About us: BAGI IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

### Listing details

#### Common

Title: Prekrasna Istarska vila!  
Property for: Sale  
House type: detached  
Property area: 192 m<sup>2</sup>  
Lot Size: 775 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 4  
Price: 595,000.00 €  
Updated: Nov 10, 2024

#### Condition

Newbuild: yes  
Built: 2024

#### Location

Country: Croatia

State/Region/Province: Istarska županija  
City: Žminj  
City area: Žminj  
ZIP code: 52341

## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation

## Heating

Central heating: yes



## Parking

Number of parking spaces: 2

Covered parking space: yes

## Description

Description: The complex of Mediterranean villas with swimming pools is located in the small quiet village of Otočani, a few kilometers from the towns of Žminj and Svetvinčenat and in the immediate vicinity of the Istrian upland (highway) of only 4 km. The distance from larger cities such as Pula is 30 km and Rovinj is only 20 km, which gives residents proximity to urban areas and the sea, but at the same time the possibility of living in the peace and quiet of a charming Istrian village. The houses are oriented to the south and are open to light and sun almost all day, while at the same time ensuring maximum privacy for each individual house. The house named Marina consists of an entrance hall, 3 bedrooms, 4 bathrooms, toilet, kitchen, dining room, kitchen pantry, living room, boiler room for central heating, additional storage room-external storage room which is intended for the maintenance of the garden and the engine room of the swimming pool. The house also has an outdoor summer kitchen with a grill. The house was built in a typical Istrian style, where the emphasis was placed on the materials with which such houses were built once upon a time. Wooden roof, stone wool insulation, Istrian bath tiles. Domet facade with a thickness of 10 cm, which comes on the facade in combination with stone. Underfloor heating is planned on the ground floor and on the first floor. Cooling air conditioners (each room + living room) The plot is 775m<sup>2</sup>, the square footage of the living space is 192m<sup>2</sup> net. The dimensions of the pool are 8x4m, the beach of the pool is covered with stone. Covered parking for

two cars paved with gravel. The entrance gate to the village is powered by an electric motor, remotely controlled. Internal and external wooden carpentry. Ceramic floors, stone stairs, wrought iron handrails and railings. The house is completely decorated and finished with installed outdoor lighting. The settlement is just starting construction, and the first villas will be ready at the beginning of 2024. We are currently accepting reservations for the following. The price of the villa is €595,000 For additional information, contact the agent at +385 99 844 0297 (Danijel Ilić) or at +385 98 172 9339 (Mara Benčić) ID CODE: 2991

### Additional contact info

Reference Number: 487010  
Agency ref id: 2991  
Contact phone: 0911509059